

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 19

November 17, 1970

ORDERED:

That after public notice and hearing as prescribed by law, the following text changes established by the Zoning Commission of the District of Columbia, as shown in the Zoning Regulations, are hereby modified and amended.

70-19 Proposed text changes to provide for improved site planning and mix of housing types commensurate with adequate community facilities and encourage homeownership in the R-5-A Districts.

1. Change sub-paragraph 3105.31 to read as follows:

"Any use permitted in the R-4 District subject to the requirements of Section 3307 and paragraph 3105.42."

2. Change sub-paragraph 3105.33 to read as follows:

"Multiple dwellings subject to the requirements of Section 3307 and paragraph 3105.42,"

3. Change sub-paragraph 3105.41 to read as follows:

"Any use permitted in R-4 Districts under subsection 3104.4 of this Article."

4. Add a new sub-paragraph 3105.42 to read as follows:

"In R-5-A Districts all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board in accordance with the standards and requirements of Section 3307 and the following:"

"a. The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project."

- "b. The Board shall refer the application to the D.C. Department of Highways and Traffic, Office of the Assistant to the Mayor for Housing Programs and the National Capital Planning Commission for comment and recommendation as to the adequacy of public streets, recreation and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects."
- "c. The Board shall refer the application to the Zoning Commission Office for comment and recommendation on the site plan, arrangement of buildings and structures, provisions for light, air, parking, recreation, landscaping and grading as they relate to the future residents of the project and the surrounding neighborhood."
- "d. In addition to other filing requirements, the developer shall submit to the Board with the application; four (4) site plans and two (2) sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements."

5. Renumber existing sub-paragraph 3105.42 and the following paragraphs.

6. Change paragraph 3301.1 to read as follows:

"R-5-A	As prescribed by Board	As prescribed by Board"
"R-5-B, R-5-C, R-5-D	None prescribed	None prescribed"

7. Add a new paragraph 3301.5 as follows and renumber existing paragraph 3301.5 etc.

"3301.5 In R-5-A Districts each row dwelling shall have at least 1,800 square feet of gross land area exclusive of any land area in the project used as a basis for determining the floor area ratio of multifamily buildings. However, each row dwelling need not have a site of 1,800 square feet and the difference between the site area and the gross land area may be accumulated into common spaces. Land areas used to support this Floor Area Ratio of multifamily buildings may also be used for common spaces."

8. Add a new paragraph 3302.3 to read as follows:

"First floor or basement areas designed and used for parking space or for recreation space shall not be counted in the FAR, provided not more than 50 percent of the perimeter of said space may be comprised of columns, piers, walls or windows or similarly enclosed."

9. Revise Section 3307 to read as follows:

"Section 3307 - Exceptions to Area, Density and Height Regulations for Groups of Buildings in R-5 Districts."

"3307.1 in an R-5 District, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, apartment houses, or a combination thereof, with division walls erected from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of these regulations, provided that:"

"3307.11 All buildings in such group are erected simultaneously."

"3307.12 All front entrances of such group abut a street, front yard, or front court."

"3307.13 No rear or service entrance abuts a street, front yard, or front court unless below the main floor."

"3307.14 No exterior stairway is constructed above the level of the joists of the main floor unless located entirely within the building area."

"3307.15 No subdivision of this property shall be authorized until the Board has determined that:"

"a. There will be adequate fee access to the street from each separate dwelling, group of dwellings or buildings resulting from the subdivision and that adequate access for fire protection and other purposes shall be provided by easement, fee, alley, or street."

"b. There will be adequate yards, courts, light and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision."

"3307.16 The height of an individual building in a group of buildings may be measured as follows:"

"a. Any building which does not have another building between it and a public street shall be considered to front on said street and the building height shall be measured from the curb at the center of the front of the building."

"b. Any building which has another building between it and the public street may have its height measured from the proposed finished grade at the center of the front of the building and the front shall be that side of the building providing access to the majority of the dwelling units within the building."

10. Add to table in paragraph 8207.2 the following:

"Apartments, row houses - Any R-5-A District - 3105.33, 3105.42, 3301.1, 3307.11, 3307.12, 3307.13, 3307.14, 3307.15, and 3307.16."

Also delete from Appendices table on page 62A:

"Apartment house with FAR of .9 and"

Also change metric numbering system as follows

3	Chapter
33	Article
3303	Section
3303.3	Subsection
3303.33	Paragraph
3303.33(a)	Subparagraph

Example: 3303.33(a) refers to Chapter 3, Article 33, Section 3303, Subsection 3303.3 and the (a) Subparagraph in Paragraph 3303.33.

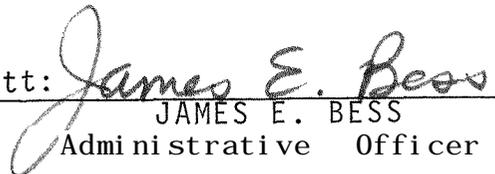
  
WALTER E. WASHINGTON

STERLING TUCKER

MARIO E. CAMP1011

  
GILBERT HAHN, Jr.

  
ROBERT C. HORNE

Att:   
JAMES E. BESS  
Administrative Officer